WARRANTY DEED

Karen Johnson Davidson County
Batch# 924002 DEEDWARR
09/30/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220930-0108322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Kathryn J Scholl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/12/23

(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn J. Scholl	Churchill Mortgage Corp	
(NAME)	(NAME)	
4425 Westlawn Dr. D-206	1749 Mallory Ln Ste 100	103 08 0A 070.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DAVID A. FLOYD, JR., TRUSTEE, OF THE FLOYD-BARBER TRUST DATED JUNE 14, 2017, AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHRYN J. SCHOLL, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment known as Unit D-206 on the plan of Westlawn Green, of record in Plat Book 5200, pages 20-24, said Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to David A. Floyd, Jr., Trustee or his successors in interest, of the Floyd-Barber Trust dated June 14, 2017, by Quitclaim Deed from Carrie B. Floyd-Barber, also known as Carrie B. Barber, Carrie B. Floyd Barber, Carrie B. Floyd, and Carrie Baker Floyd, of record in Instrument No. 20170706-0067819, in the Register's Office of Davidson County, Tennessee, dated July 05, 2017 and recorded on July 06, 2017.

Being the same property conveyed to Carrie B. Floyd-Barber, by Quitclaim Deed from David A. Floyd, Jr., of record in Instrument No. 20170320-0026987, in the Register's Office of Davidson County, Tennessee, dated March 20, 2017 and recorded on March 20, 2017.

Being the same property conveyed to David A. Floyd, Jr. a 50% undivided interest and Carrie B. Floyd-Barber a 50% undivided interest as tenants in common, by Quitclaim Deed from B & D Investment Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20140320-0022917, in the Register's Office of Davidson County, Tennessee, dated January 22, 2014 and recorded on March 20, 2014.

Being the same property conveyed to B & D Investment Group, LLC, by Quitclaim Deed from David A. Floyd, Jr. and Carrie B. Floyd-Barber, of record in Instrument No. 20060623-0075091, in the Register's Office of Davidson County, Tennessee, dated May 01, 2006 and recorded on June 23, 2006.

Being the same property conveyed to David A. Floyd, Jr. and Carrie B. Floyd-Barber, as joint tenants with rights of survivorship, by Quitclaim Deed from B & D Investment Group, LLC, of record in Instrument No. 20051028-0130342, in the Register's Office of Davidson County, Tennessee, dated October 26, 2005 and recorded on October 28, 2005.

Being the same property conveyed to B & D Investment Group, LLC, a Tennessee limited liability company, by Warranty Deed from James R. Marable and Wife, Judith A. Marable, of record in Instrument No. 20050331-0035045, in the Register's Office of Davidson County, Tennessee, dated March 30, 2005 and recorded on March 31, 2005.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4425 Westlawn Dr. D-206, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of September, 2022

FLOYD-BARBER TRUST U/A/D JUNE 14,2017

BY: _____

DAVID A. FLOYD, JR., TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, David A. Floyd , JR. with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Floyd-Barber Trust U/A/D June 14, 2017, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 30th day of September, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

_____

Notary Public

I, Sherri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 30th day of September, 2022

Sherri Engel

Dated 9/30/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sherri who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 30th day of September, 2022

My commission expires: 2/12/23

Notary Public

